

**CITY OF BLOOMINGTON**



**PLAT COMMITTEE**

August 13, 2018 @ 4:00 p.m.  
CITY HALL - KELLY  
CONFERENCE ROOM #245

**CITY OF BLOOMINGTON  
PLAT COMMITTEE  
August 13, 2018 at 4:00 p.m.**

**\*Kelly Conference Room #155**

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**ROLL CALL**

**MINUTES TO BE APPROVED: May 2017, June 2017, July 2017, September 2017, October 2017, November 2017**

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

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**PETITION:**

DP-07-18      **Whitehall Associates**  
3477 W 3<sup>rd</sup> St.  
Final plat approval for a 3 lot subdivision of an existing Planned Unit  
Development  
Case Manager: Amelia Lewis

\*\*Next Meeting Date: September 10, 2018

Updated: 8/9/2018

***Auxiliary aids for people with disabilities are available upon request with adequate notice.  
Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).***

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
LOCATION: 3477 W 3<sup>rd</sup> Street**

**CASE #: DP-07-18  
DATE: August 13, 2018**

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**PETITIONER:** Whitehall Associates  
7914 Shadeland Avenue, Indianapolis

**CONSULTANT:** Bynum Fanyo  
453 S Clarizz Boulevard, Bloomington

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**REQUEST:** Final Plat approval for a 3 lot subdivision of an existing Planned Unit Development.

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**BACKGROUND:**

**Area:** 12.48 acres  
**Current Zoning:** PUD  
**Comprehensive Plan Designation:** Regional Activity Center  
**Existing Land Use:** Commercial  
**Proposed Land Use:** Commercial  
**Surrounding Uses:** North – Commercial  
West – Commercial  
East – Commercial  
South – Commercial

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**REPORT:** The property is located at 3477 W 3<sup>rd</sup> Street, and is within a Planned Unit Development (PUD) that was approved in the 1970s, under case PUD-46-74. The property is located within a commercial shopping area and surrounding land uses are also commercial. The property is located on the south side of West 3<sup>rd</sup> Street, south of an existing Hardee's. This petition site was previously developed with a multi-tenant center at the south property line and two small bank buildings in the northeast corner of the property.

The petitioner is requesting to create two additional lots within the existing 12.48 acre PUD. The two existing structures at the northeast corner of the site would each be on a new lot and the structures would later be demolished. The two new proposed lots would essentially be "carved out" of Lot 1, resulting in a C shaped Lot 1. The proposed Lot 2 is approximately 0.45 acres with a proposed 3,182 square foot restaurant building. The proposed Lot 3 is approximately 0.37 acres. No development is proposed on Lot 3 at this time. The existing Lot 1 would be 11.2 acres with the existing multi-tenant center and the access drive north of the proposed Lots 2 & 3 remaining on Lot 1. A new north-south 5 foot wide sidewalk is proposed along the east portion of Lot 2.

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**FINAL PLAN & PRELIMINARY PLAT:** The final plan and preliminary plat were approved by the Plan Commission at its hearing on July 9, 2018.

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**FINAL PLAT:** The final plat meets the requirements set out by BMC 20.09.190 Subdivision Control; Final Plat.

**Right of Way:** The property only has frontage to the west along Liberty Drive. The right of way has already been dedicated along this street frontage.

**Utilities:** The area is serviced by utilities. The easements are outlined on the plat.

**Access:** Vehicular access to the site is gained from a private drive to the east of the site. The petition includes sidewalks on the new Lot 2. Pedestrian easements are shown.

**Floodplain:** The portion of Lot 1 affected by the floodplain should be shown in a drainage easement.

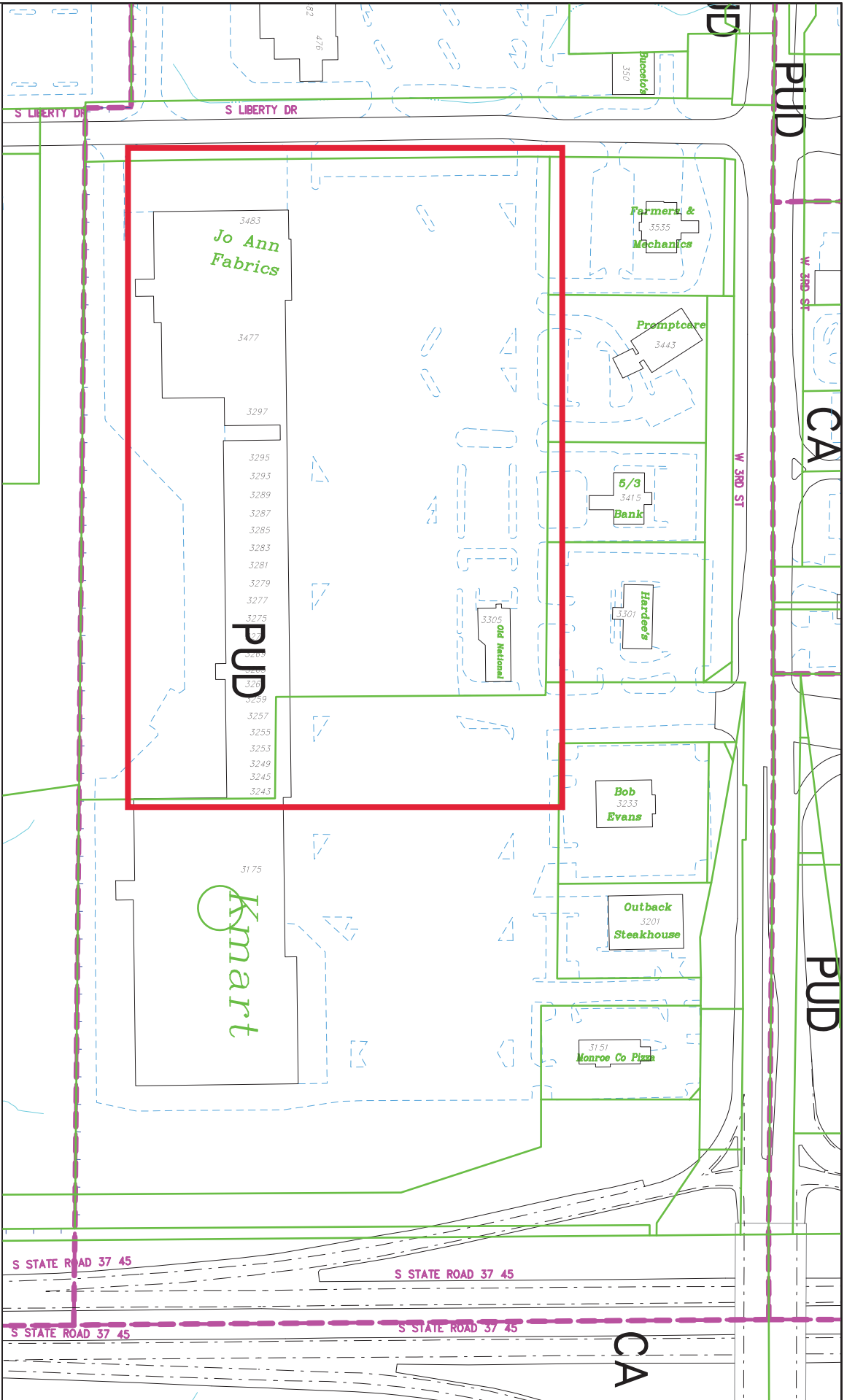
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**COMPREHENSIVE PLAN:** This area of West 3<sup>rd</sup> Street is designated as 'Regional Activity Center' in the 2018 Comprehensive Plan. The intent of the district is to provide high intensity retail activity. Regional Activity Centers contain higher intensity uses such as national retailers, offices, food services, lodging, and entertainment. This petition is consistent with the Comprehensive Plan.

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**RECOMMENDATION:** Based on the findings of fact in the report, the Department recommends approval of this petition with the following conditions:

1. All terms and conditions of DP-06-18 are binding on this petition.
2. Following the required signatures on the plat, the petitioner shall then file the Final Plat for recording in the County Recorder's office as required by law.
3. Within thirty (30) days of recording the Final Plat, the petitioner shall provide the Planning and Transportation Department with a copy of the recorded mylar.



By: lewisa  
27 Apr 18



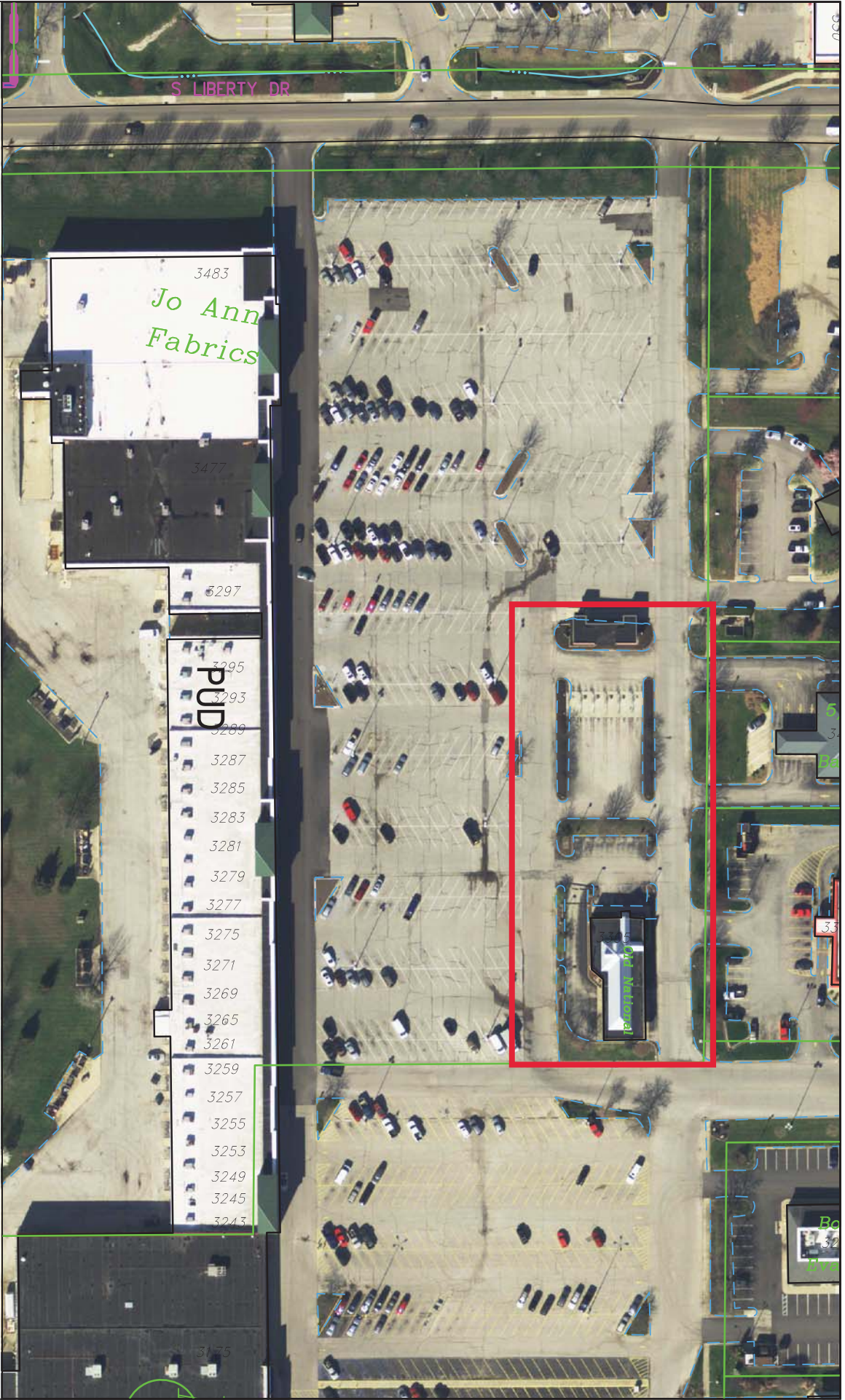
For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation

Scale: 1" = 200'

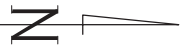




By: lewisa  
27 Apr 18



For reference only; map information NOT warranted.



City of Bloomington  
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Scale: 1" = 120'

# Smith Brehob & Associates, Inc.



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S.Ca.T.  
Todd M. Borgman PLS  
Katherine E. Stein, P.E.  
Donald J. Kocarek, L.A.

August 2, 2018

Amelia Lewis  
City of Bloomington Planning and Transportation  
401 N. Morton Street  
Bloomington, IN. 47404

RE: Whitehall Plaza Subdivision New Freddy's Project

Dear Amelia,

On behalf of our client, Whitehall Associates, Inc. we respectfully request to be on the August Plat Committee for consideration of final plat approval of a 12.58-acre parcel located at 3477 W. 3<sup>rd</sup> Street in Bloomington.

Details of the project are contained in the attached and Petitioner's Statement.

Sincerely,

Don Kocarek  
Petitioner's Representative

Encl: Petitioner's Statement

J:\5451-Whitehall Outlot\approval\_processing\5461\_Application Letter PUD .docx

### **Existing Conditions**

The site is located at 3477 E. 3<sup>rd</sup> street on the West side of Bloomington. The property is a existing 12.58 acre retail center which was part of a larger PUD passed in 1980's. The PUD included Kmart, Kroger, Whitehall Plaza, and the banks and restaurant outlots along West 3<sup>rd</sup> St.

This project will include improvements on the 2 abandoned bank buildings on the north side of the property, behind Hardees Restaurant. The larger bank building was occupied by Old National Bank, from the 1990s until vacated in 2010 or 2011. The site includes an abandoned 2600 sf building, 7 parking spaces and 4 bank drive through lanes. The second building was occupied by IU Credit Union, from the 1990s until 2010 or 2011. The site includes a partially demolished 1000 sf building and 6 bank drive through lanes.

### **Subdivision**

In order to minimize work on the entire 12.48-acre lot, the owner wants to subdivide the property acre lot and create 2 outlots in the location of the 2 bank buildings. Lot 1 will be an 11.2-acre lot containing the existing Whitehall Plaza Shopping Center. Lot 2 (Old National bank site) will be a .45-acre lot with a new Freddy's restaurant on the property, and Lot 3 will be .37 acre and (IU Credit union bank site) will remain vacant.

### **Environmental Constraints**

There are no environmental constraints or steep slopes on the site.

### **Access**

Access to the property will be through the one existing drive to E. 3<sup>rd</sup> Street and 2 existing drives onto Liberty Drive. These 3 drives serve the entire Whitehall Plaza and the 7 outlot buildings located along 3<sup>rd</sup> street. There is an existing traffic light at the 3<sup>rd</sup> street drive across from Gates Drive. The 2-existing connecting to Liberty Drive are owned by the Whitehall Associates and the drive to 3<sup>rd</sup> Street is owned by the adjacent property owner, the former Kmart building. There are reciprocal parking and access easements for all the entire shopping center, banks and restaurants.

### **Proposed Development**

Lot 2 will be developed as a Freddy's Restaurant in the same location as the Old National Bank Building. The building will be a 3182 SF single story building with outdoor seating and associated sidewalks. There will be 15 parking spaces. There will be a single lane drive through serving the restaurant. Proposed landscape will meet current code.

### **Impervious Surface Coverage**

The maximum impervious surface is 60%. The proposed development on lot 2 will have a maximum of 40% impervious surface and 60% pervious surface. The 15-car parking lot will use pervious paver surface in order to meet the requirement.

### **Alternative Transportation**

The site has multiple Bloomington Transit Stops located on the property and adjacent properties. The nearest stop is located approximately 30' to the north of the proposed Freddy's building. Bike parking and connecting sidewalks will be added with the project.



**Storm Drainage**

The development will drain into an existing stormwater system on site that drains into a regional detention basin on the south site of the Kmart Building.

**Utility Service Lines**

Water, sewer lines are located on the property. There are blanket reciprocal utility easements for all the entire shopping center, banks and restaurants.

***Water*** – The existing 1 ½” Old National bank water service will be reused.

***Sanitary Sewer*** – Sanitary sewer service will connect to an existing 8” on site just north of the proposed development.

# WHITEHALL PLAZA FINAL PLAT

## OWNER CERTIFICATION

WHITEHALL ASSOCIATES, LP, OWNER OF THE NEAR EAST AND WEST PLATS, HAS BEEN ADVISED BY THE CITY OF INDIANA THAT THE PLAT IS SUBJECT TO THE CITY OF INDIANA'S PLAT ACT, CHAPTER 36, ARTICLE 10, SECTION 1-1. THE CITY OF INDIANA HAS ADVISED THAT THE PLAT IS SUBJECT TO THE CITY OF INDIANA'S PLAT ACT, CHAPTER 36, ARTICLE 10, SECTION 1-1. THE CITY OF INDIANA HAS ADVISED THAT THE PLAT IS SUBJECT TO THE CITY OF INDIANA'S PLAT ACT, CHAPTER 36, ARTICLE 10, SECTION 1-1.

## SMALL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 4 WEST, COUNTY OF INDIANA, IS PLATTED AS FOLLOWS: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

## GENERAL NOTES

1. ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY SHALL BE SET AND MAINTAINED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 36, ARTICLE 10, SECTION 1-1.
2. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. THE REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS:

## OWNER/SUBDIVIDER

WHITEHALL ASSOCIATES, LP  
INDIANAPOLIS, IN 46202  
BOOK 241 PAGE 2728-2818

## APPROVED BY THE CITY PLANNING COMMISSION

DIRECTOR OF PLANNING AND TRANSPORTATION

## LEGEND

- 1. BOUNDARY
- 2. EASEMENT
- 3. RIGHT OF WAY
- 4. MISC. LINE

SCALE: 1" = 40'

DATE: 07/11/18

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